

017.0

0003

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

766,500 / 766,500

USE VALUE:

766,500 / 766,500

ASSESSED:

766,500 / 766,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		MARY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CROUCH JAMES B ETAL/ TRS	
Owner 2: CROUCH FAMILY TRUST	
Owner 3:	

Street 1: 103 MARY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: CROUCH JAMES B --ETALA R -
Owner 2: CROUCH LILLIAN CRAVOTTA -

Street 1: 103 MARY ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02474
Type:

NARRATIVE DESCRIPTION
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
No of Units	Depth / Price Units
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1 %
Infl 2 %	Infl 3 %
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	6050	Sq. Ft.	Site	0	80.	0.99	1														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6050.000	285,300		481,200	766,500		12159
							GIS Ref
							GIS Ref
							Insp Date
							02/03/09

Total Card	0.139	285,300	481,200	766,500	Entered Lot Size
Total Parcel	0.139	285,300	481,200	766,500	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	439.51	/Parcel: 439.51	Land Unit Type:

02/03/09

USER DEFINED

Prior Id # 1: 12159

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

1463!

PRINT

Date Time

12/29/21 20:01:22

LAST REV

Date Time

12/06/21 11:43:44

mmcmakin

1463

PAT ACCT.

TAX DISTRICT

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

TAX DISTRICT

TAX DIST

EXTERIOR INFORMATION

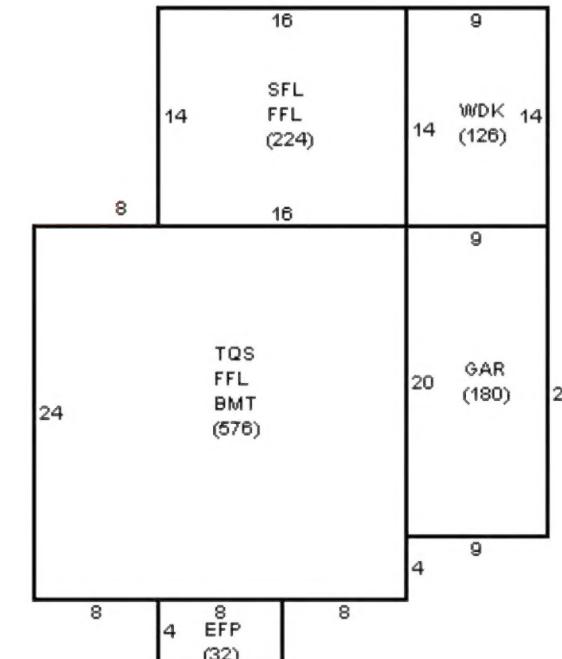
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SCUTTLE HOLE	OF=BMT SINK.
--------------	--------------

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****Total:****18.6 %****CALC SUMMARY**

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj \$ / SQ:	147.897
Other Features:	92000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350442
Depreciation:	65182
Depreciated Total:	285260

REMODELING**RES BREAKDOWN****Exterior:****Interior:****Additions:****Kitchen:****Baths:****Plumbing:****Electric:****Heating:****General:****Totals****1 6 3****No Unit RMS BRS FL****1 6 3 M****RES BREAKDOWN****No Unit RMS BRS FL****1 6 3 M****1 6 3 M**</